



MEETING OF THE PLANNING COMMITTEE

To be convened: Thursday 27 July 2023

Time: 7:30pm

Place of meeting: Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ

Members are hereby **SUMMONED** to attend the above meeting
to transact the following business.

Members are respectfully reminded that each item of business should be carefully
examined, with any pecuniary and non-pecuniary interests duly declared.

Members to be present:

Cllr Celina Jefcoate(Chair)
Cllr Rashni Chahal Holden
Cllr Rochelle Hodds
Cllr Faiza Rivzi
Cllr Naveed Akhtar
Cllr Pranav Bhanot

Cllr. Elliot Costa (Vice Chair)
Cllr Syed Raza
Cllr Lisa Skingsley Morgan
Cllr Renu Phull
Cllr Tes Gaffar

Members of the press and public are invited to attend this meeting. Members of the Public and Councillors are asked to note that in accordance with Standing Orders 3 (i) and the Local Government Transparency Code 2015, photographing, recording, broadcasting, transmitting or otherwise reporting the proceeding of a meeting may take place.

Councillors are asked to note that in the exercise of their functions, they must take note of the following: equal opportunities; crime and disorder; human rights; health and safety and biodiversity

Olga Linkeviciene

Acting Proper Officer

Date: 21 July 2023

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are asked to declare any Interest or Disclosable Pecuniary Interest which they may have in any of the items under consideration at this meeting. See notes at the end of the Agenda.

3. MINUTES

To receive and confirm the minutes of the meeting held 26 June 2023 (Appendix 1)

4. PUBLIC PARTICIPATION

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

There is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is 3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting.

To **CONSIDER** the following applications, received for the weeks ending 23 June and 30 June, 7 July and 14 July 2023

5. [EPF/1358/23](#) - 183, Manor Road, Chigwell, IG7 5QB

The installation of an automated teller machine and associated signage (retrospectively)

To note:

Works started: Yes

6. [EPF/1209/23](#) - 21, Ely Place, Chigwell, IG8 8AG

Loft Extension

7. [EPF/1288/23](#) - Rest Harrow, Millers Lane, Chigwell, IG7 6DG

Variation on condition 2 relating to drawing numbers on planning permission [EPF/0028/23](#) (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwelling houses) - The amended drawings show no build material difference, but merely an increase in the spacing between the two units and relocation towards the north of the site to be more in line with the neighbouring Miller's Lodge building line.

To note:

Green Belt: Yes

8. [EPF/1310/23](#) - 157, Lambourne Road, Chigwell, IG7 6EJ

New roof with one hip one gable end and new dormer with two Juliette balconies, with ridge height at the original house ridge level. New roof two small dormers facing front and four roof Velux type windows inserted in hip end by Whitehall Close Road one facing front ,two facing side White Close and one facing rear garden Rear extension footprint and two storey side extension will remain as it was approved previously see decision ref:[EPF/0427/23](#) dated:2 May 2023 now with introduction of new roofs. Renovation of existing fence and gate height max 2.0m along Whitehall Close.

9. [EPF/1333/23](#) - 11, Daleside Gardens, Chigwell, IG7 6PR

Proposed construction of two side dormer roofs.

10. [EPF/1359/23](#) - 183, Manor Road, Chigwell, IG7 5QB

Retention of ATM Signage

To note:

Works started: Yes

11. [EPF/1361/23](#) - 3, Woolhampton Way, Chigwell, IG7 4QE

Planning application for alterations to existing roof to have loft conversion with dormer and rooflight windows.

12. [EPF/1385/23](#) - Parks Manor, 15 Station Road, Chigwell, IG7 6QT

Single storey ground floor part rear extension including conversion garage into a habitable room. Demolition of outbuilding.

13. [EPF/1387/23](#) - 27, Bracken Drive, Chigwell, IG7 5RG

Proposed front, rear and side extensions to existing house to include loft conversion.

14. [EPF/0379/23](#) - Bramstons, Roding Lane, Chigwell, IG7 6BE

Installation of new boundary fence and entrance gates and other associated works.

To note:

Green Belt: Yes

15. [EPF/1458/23](#) - 128, Manor Road, Chigwell, IG7 5PR

Demolition of an existing detached dwelling and the construction of a new apartment block providing 5no. apartments, including associated amenity, parking, landscaping and other associated works.

16. [EPF/1484/23](#) - 11, Parkland Close, Chigwell, IG7 6LL

Two storey front extension, two storey rear extension, first floor front extension and build a new roof over the property, and garage conversion. Resubmission of refused application: [EPF/0192/23](#) (Officers Report, previous Appendix 4)

17. [EPF/1409/23](#) - 3, Station Road, Chigwell, IG7 6QT

Single storey side extension

18. [EPF/1416/23](#) - Former MOD site Roding Lane, Chigwell

Erection of new metal palisade fence (h=1.9m) around agricultural land and alterations to site access including installation of 2No. new gates

To Note:

Green Belt: Yes

Holding Objections: Yes

19. [EPF/1482/23](#) - 735, Chigwell Road, Chigwell, IG8 8AS

TPO/EPF/40/02/A1

T1: Sycamore - Crown reduce to previous points, as specified.

20. [EPF/1316/23](#) - 33, Fontayne Avenue, Chigwell, IG7 5HD

Proposing a two storey side extension and two storey front extension.

21. [EPF/1528/23](#) - 114, Hainault Road, Chigwell, IG7 5DL

First Floor Rear Extension

22. [EPF/0717/23](#) - 31, Mount Pleasant Road, Chigwell, IG7 5EP

Adding an enclosed Pergola onto Patio attached to the house

To NOTE and COMMENT if appropriate, the following Lawful Development

Applications - Proposed (prospective applications where works have not yet been carried out). If a property owner wants to be certain that the existing or proposed use or development of a building is lawful for planning purposes or that their proposal does not require planning permission, they can apply for a 'Lawful Development Certificate' (LDC)

23. [EPF/1343/23](#) - Derwen, Vicarage Lane, Chigwell, IG7 6LS

Certificate of Lawful development - the proposed outbuilding will be ancillary to the host property.

To note:

Decision Made: Lawful

24. [EPF/1502/23](#) - 51, Lambourne Road, Chigwell, IG7 6EZ

Certificate of lawful development for a proposed rear dormer in connection with a loft conversion (Revised application)

25. [EPF/1520/23](#) - 16, Bracken Drive, Chigwell, IG7 5RF

Certificate of lawful development for proposed hip to gable loft conversion and single storey extension.

To NOTE and COMMENT if appropriate, the following Approval of Details Reserved by A Condition. This type of application is needed where a condition in a planning permission or a listed building consent requires details of a specified aspect of the development which wasn't fully described in the original application. These details need to be submitted for approval before the development can begin

26. [EPF/1368/23](#) - 14, Fairlight, Lee Grove, Chigwell, IG7 6AF

Application for approval of details reserved by condition 5 'Hard and Soft Landscaping' on planning permission EPF/0652/23 (Single and 2 storey front and rear extensions, accommodation in the loft involving front roof lights. New gates and rails to the front driveway)

To note:

Decision Made: Details approved

27. [EPF/1525/23](#) - 133, Chigwell School, High Road, Chigwell, IG7 6QF

Application for approval of details reserved by condition 14 'Landscape management plan' and condition 15 'Schedule of landscape maintenance' on planning approval EPF/0417/21 (Demolition of existing sports hall, gym and workshop building and construction of a new sports centre (including ancillary sub-station building), relocation of existing floodlit tennis courts, reconfigurations to car parking and internal vehicle pedestrian routes, including relocation of existing security hut, and associated hard and soft landscaping works)

28. [EPF/1465/23](#) - 19 Coopers Close, Chigwell, IG7 6EX

Application for approval of details reserved by condition 2 'EVCP' on EPF/2653/20 (Retention of a separate dwelling created from previously built two storey side extension)

To NOTE and COMMENT if appropriate, the following Prior Approval applications. Prior approval is a formal submission to the local planning authority and the purpose of it is to seek confirmation that specified parts of a development are acceptable, before work can commence.

29. [EPF/1521/23](#) - 16, Bracken Drive, Chigwell, IG7 5RF

Prior approval Part 1 Class A.1(ea): Larger home extension - Prior approval for a single storey rear extension with a maximum depth of 6m from the rear main wall of the original dwelling.

30. [EPF/1563/23](#) - 61, Brunel Road, Chigwell, IG8 8BE

Prior approval Part 1 Class A.1(ea): Larger home extension - Prior approval for the rebuilt infill extension with a depth of 3.2m and a maximum height of 3.2m and eaves height 2.4m.

31. [EPF/1596/23](#) - 34, Oak Lodge Avenue, Chigwell, IG7 5HZ

Prior approval Part 1 Class A.1(ea): Larger home extension - Prior approval for a part 6m single storey rear extension, height to eaves 2.80 and maximum height 3.20 metres.

To NOTE and COMMENT if appropriate, the following APPEAL submissions. The Council's existing comments will be noted by the Inspectorate and the Council may wish to make additional comments on any appeal

32. [EPF/0499/23](#) - AP-13226 - 33, Forest Lane, Chigwell, IG7 5AF

Variation to condition 5 'Access to flat roof' on planning approval EPF/0160/22 (Two storey side, part two storey rear and part single storey rear extension. Single storey front extension. Raising of the roof, installation of front, rear and side dormers C

To note:

Officer report: Appendix 2

33. [EPF/2176/22](#) - AP-13192 - Grove Cottage, Grove Lane, Chigwell, IG7 6JD

Rear outbuilding to create home office and gym space (resubmission of [EPF/0648/22](#))

To note:

Green Belt: Yes

Officer report: Appendix 3

34. APPEAL COMMENTS

To review the Council's draft submissions on appeals and agree an appropriate course of action (Appendix 4)

35. ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**36. DATE OF THE NEXT MEETING**

Suggested wording when appropriate

The Council **OBJECTS** to applications which may result in inappropriate development in Green Belt whether with or without special circumstances. The Council, therefore, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections

The Council **OBJECTS** to applications which may result in inappropriate treatment of a listed building. The Council, therefore, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections

The Council **OBJECTS** to applications which may result in inappropriate treatment or felling of a protected tree. The Council, therefore, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections

Notes on Declarations of Interest

Members with a disclosable pecuniary interest in an item should withdraw from the room while that item is being considered. Members should also leave the room if their continued presence is not compatible with the Council's Code of Conduct or the Seven Principles of Public Life.

The disclosure must include the nature of the interest. If you become aware during meeting of an interest that has not been disclosed under this item you must immediately disclose it. You may remain in the meeting and take part fully in discussion and voting unless the interest is prejudicial.

A personal interest is prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice your judgement of the public interest and it relates to a financial or regulatory matter.

It is not practical to offer detailed advice during the meeting on whether or not a personal interest should be declared, or whether a personal interest should be regarded as a Disclosable Pecuniary Interest. Members are advised to seek the advice of the Monitoring Officer well before the meeting if needed.